



House of Representatives

General Assembly

File No. 416

February Session, 2004

Substitute House Bill No. 5648

House of Representatives, April 1, 2004

The Committee on Government Administration and Elections reported through REP. O'ROURKE of the 32nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Connecticut Commission on Arts, Tourism,
3 Culture, History and Film shall convey to Old-Newgate Prison and
4 Copper Mine, Inc. two parcels of land located in the town of East
5 Granby, and the structures on said parcels, at a cost equal to the
6 administrative costs of making such conveyance. Said parcels of land
7 are identified as: (1) Lot 1 on town of East Granby Tax Assessor's Map
8 5, having an area of approximately 18.11 acres, and (2) Lot 41 on town
9 of East Granby Tax Assessor's Map 5, having an area of approximately
10 26.5 acres. The conveyance shall be subject to the approval of the State
11 Properties Review Board.

12 (b) Old-Newgate Prison and Copper Mine, Inc. shall use said

13 parcels of land for historical, educational and recreational purposes. If
14 Old-Newgate Prison and Copper Mine, Inc.:

- 15 (1) Does not use said parcels for said purposes;
16 (2) Does not retain ownership of all of said parcels; or
17 (3) Leases all or any portion of said parcels,

18 the parcels shall revert to the state of Connecticut.

19 (c) The Connecticut Commission on Arts, Tourism, Culture, History
20 and Film shall be responsible for making all necessary repairs to the
21 well located on the land conveyed under this section.

22 (d) The State Properties Review Board shall complete its review of
23 the conveyance of said parcels of land not later than thirty days after it
24 receives a proposed agreement from the Connecticut Commission on
25 Arts, Tourism, Culture, History and Film. The land shall remain under
26 the care and control of said commission until a conveyance is made in
27 accordance with the provisions of this section. The State Treasurer
28 shall execute and deliver any deed or instrument necessary for a
29 conveyance under this section, which deed or instrument shall include
30 provisions to carry out the purposes of subsections (b) and (c) of this
31 section. The Connecticut Commission on Arts, Tourism, Culture,
32 History and Film shall have the sole responsibility for all other
33 incidents of such conveyance.

34 Sec. 2. (*Effective from passage*) At the same time that the Connecticut
35 Commission on Arts, Tourism, Culture, History and Film conveys the
36 parcels of land described in section 1 of this act to Old-Newgate Prison
37 and Copper Mine, Inc. pursuant to section 1 of this act, said
38 commission shall transfer ownership of all personal property located
39 on said parcels of land to Old-Newgate Prison and Copper Mine, Inc.

40 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
41 the general statutes, the Commissioner of Transportation shall convey
42 to the town of Plainfield two parcels of land located in the town of
43 Plainfield, at a cost equal to the administrative costs of making such

44 conveyance. Said parcels of land have a total area of approximately
45 139.2 acres and are identified as Lots 4 and 5 in Block 5 on town of
46 Plainfield Tax Assessor's Map 10. The conveyance shall be subject to
47 the approval of the State Properties Review Board.

48 (b) The town of Plainfield shall use said parcels of land for open
49 space and passive recreational purposes. If the town of Plainfield:

- 50 (1) Does not use said parcels for said purposes;
51 (2) Does not retain ownership of all of said parcels; or
52 (3) Leases all or any portion of said parcels,

53 the parcels shall revert to the state of Connecticut.

54 (c) The State Properties Review Board shall complete its review of
55 the conveyance of said parcels of land not later than thirty days after it
56 receives a proposed agreement from the Department of
57 Transportation. The land shall remain under the care and control of
58 said department until a conveyance is made in accordance with the
59 provisions of this section. The State Treasurer shall execute and deliver
60 any deed or instrument necessary for a conveyance under this section,
61 which deed or instrument shall include provisions to carry out the
62 purposes of subsection (b) of this section. The Commissioner of
63 Transportation shall have the sole responsibility for all other incidents
64 of such conveyance.

65 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
66 the general statutes, the Commissioner of Transportation shall convey
67 to the city of New Britain a parcel of land located in the city of New
68 Britain, at a cost equal to the administrative costs of making such
69 conveyance. Said parcel of land has an area of approximately 1.22 acres
70 and is identified as the property located at 1185 West Main Street. The
71 conveyance shall be subject to the approval of the State Properties
72 Review Board.

73 (b) The city of New Britain shall use said parcel of land for economic
74 development purposes. If the city of New Britain does not use said

75 parcel for said purposes, the parcel shall revert to the state of
76 Connecticut.

77 (c) The State Properties Review Board shall complete its review of
78 the conveyance of said parcels of land not later than thirty days after it
79 receives a proposed agreement from the Department of
80 Transportation. The land shall remain under the care and control of
81 said department until a conveyance is made in accordance with the
82 provisions of this section. The State Treasurer shall execute and deliver
83 any deed or instrument necessary for a conveyance under this section.
84 The Commissioner of Transportation shall have the sole responsibility
85 for all other incidents of such conveyance.

86 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
87 the general statutes, the Commissioner of Economic and Community
88 Development shall convey to the Human Resources Agency of New
89 Britain, Inc. a parcel of land located in the city of New Britain, at a cost
90 equal to the administrative costs of making such conveyance. Said
91 parcel of land has an area of approximately .32 acre and is identified as
92 the property located at 218 North Street. The conveyance shall be
93 subject to the approval of the State Properties Review Board.

94 (b) The Human Resources Agency of New Britain, Inc. shall use said
95 parcel of land for medical or open space purposes. If the Human
96 Resources Agency of New Britain, Inc.:

- 97 (1) Does not use said parcel for said purposes;
- 98 (2) Does not retain ownership of all of said parcel; or
- 99 (3) Leases all or any portion of said parcel,

100 the parcel shall revert to the state of Connecticut.

101 (c) The State Properties Review Board shall complete its review of
102 the conveyance of said parcels of land not later than thirty days after it
103 receives a proposed agreement from the Department of Economic and
104 Community Development. The land shall remain under the care and
105 control of said department until a conveyance is made in accordance

106 with the provisions of this section. The State Treasurer shall execute
107 and deliver any deed or instrument necessary for a conveyance under
108 this section, which deed or instrument shall include provisions to carry
109 out the purposes of subsection (b) of this section. The Commissioner of
110 Economic and Community Development shall have the sole
111 responsibility for all other incidents of such conveyance.

112 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
113 the general statutes, the Commissioner of Transportation shall convey
114 to the town of Old Saybrook two parcels of land located in the town of
115 Old Saybrook, at a cost equal to the administrative costs of making
116 such conveyance. Said parcels of land are identified as (1) Lot 9 on
117 town of Old Saybrook Tax Assessor's Map 62, having an area of
118 approximately 2.9 acres, and (2) Lot 7 on town of Old Saybrook Tax
119 Assessor's Map 62, having an area of approximately 8.2 acres. The
120 conveyance shall be subject to the approval of the State Properties
121 Review Board.

122 (b) The town of Old Saybrook shall use said parcels of land for open
123 space and recreational purposes. If the town of Old Saybrook:

- 124 (1) Does not use said parcels for said purposes;
125 (2) Does not retain ownership of all of said parcels; or
126 (3) Leases all or any portion of said parcels,

127 the parcels shall revert to the state of Connecticut.

128 (c) The State Properties Review Board shall complete its review of
129 the conveyance of said parcels of land not later than thirty days after it
130 receives a proposed agreement from the Department of
131 Transportation. The land shall remain under the care and control of
132 said department until a conveyance is made in accordance with the
133 provisions of this section. The State Treasurer shall execute and deliver
134 any deed or instrument necessary for a conveyance under this section,
135 which deed or instrument shall include provisions to carry out the
136 purposes of subsection (b) of this section. The Commissioner of
137 Transportation shall have the sole responsibility for all other incidents

138 of such conveyance.

139 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
140 the general statutes, the Commissioner of Transportation shall convey
141 to the town of New Canaan a parcel of land located in the town of
142 New Canaan, at a cost equal to the administrative costs of making such
143 conveyance. Said parcel of land is identified as Lot 47 in Block 90 on
144 town of New Canaan Tax Assessor's Map 42, having an area of
145 approximately 6.78 acres. The conveyance shall be subject to the
146 approval of the State Properties Review Board.

147 (b) The town of New Canaan shall use said parcel of land for open
148 space purposes. If the town of New Canaan:

- 149 (1) Does not use said parcel for said purposes;
150 (2) Does not retain ownership of all of said parcel; or
151 (3) Leases all or any portion of said parcel,

152 the parcel shall revert to the state of Connecticut.

153 (c) The State Properties Review Board shall complete its review of
154 the conveyance of said parcel of land not later than thirty days after it
155 receives a proposed agreement from the Department of
156 Transportation. The land shall remain under the care and control of
157 said department until a conveyance is made in accordance with the
158 provisions of this section. The State Treasurer shall execute and deliver
159 any deed or instrument necessary for a conveyance under this section,
160 which deed or instrument shall include provisions to carry out the
161 purposes of subsection (b) of this section. The Commissioner of
162 Transportation shall have the sole responsibility for all other incidents
163 of such conveyance.

164 Sec. 8. (*Effective from passage*) Notwithstanding the provisions of
165 section 13a-85b of the general statutes, the Commissioner of
166 Transportation may sell portions of the existing right-of-way acquired
167 for potential use as the Route 7 limited access highway in Wilton to
168 landowners of properties abutting said right-of-way.

169 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
170 the general statutes, the Commissioner of Environmental Protection
171 shall convey to the town of Voluntown a parcel of land located in the
172 town of Voluntown, at a cost equal to the administrative costs of
173 making such conveyance. Said parcel of land is identified as town of
174 Voluntown Tax Assessor's Map/Code/Lot # 032/002-00/0000, having
175 an area of approximately 15.24 acres. The conveyance shall be subject
176 to the approval of the State Properties Review Board.

177 (b) The town of Voluntown shall use said parcel of land for
178 educational purposes. If the town of Voluntown:

- 179 (1) Does not use said parcel for said purposes;
180 (2) Does not retain ownership of all of said parcel; or
181 (3) Leases all or any portion of said parcel,

182 the parcel shall revert to the state of Connecticut.

183 (c) The State Properties Review Board shall complete its review of
184 the conveyance of said parcel of land not later than thirty days after it
185 receives a proposed agreement from the Department of Environmental
186 Protection. The land shall remain under the care and control of said
187 department until a conveyance is made in accordance with the
188 provisions of this section. The State Treasurer shall execute and deliver
189 any deed or instrument necessary for a conveyance under this section,
190 which deed or instrument shall include provisions to carry out the
191 purposes of subsection (b) of this section. The Commissioner of
192 Environmental Protection shall have the sole responsibility for all other
193 incidents of such conveyance.

194 Sec. 10. (*Effective from passage*) Notwithstanding the provisions of
195 section 6 of public act 00-168, as amended by section 13 of special act
196 01-6, the State of Connecticut shall release all rights of reverter, and all
197 right to enforce any restriction on the use, ownership or sale, or on the
198 use of the proceeds of sale, that the state may hold with respect to a
199 parcel of land conveyed by the Commissioner of Transportation to the
200 City of Norwalk, pursuant to section 6 of public act 00-168, as

201 amended by section 13 of special act 01-6. The State Treasurer shall
202 execute and deliver any instrument necessary to effect such release.

203 Sec. 11. (*Effective from passage*) The Secretary of the Office of Policy
204 and Management, in consultation with the Commissioners of Mental
205 Retardation, Public Safety and Public Works and the city of Meriden,
206 shall conduct a feasibility study to determine the portion of the parcel
207 of state land located at 72 Undercliff Road in the city of Meriden that
208 could be conveyed to the city of Meriden without necessitating the
209 relocation of existing facilities of the Department of Mental
210 Retardation. Not later than sixty days after the effective date of this
211 section, the Secretary of the Office of Policy and Management shall
212 submit a report on said secretary's findings and recommendations, in
213 accordance with section 11-4a of the general statutes, to the joint
214 standing committee of the General Assembly having cognizance of
215 matters relating to government administration.

216 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
217 the general statutes, the Commissioner of Agriculture shall convey to
218 the town of Newtown a parcel of land located in the town of
219 Newtown, at a cost equal to the administrative costs of making such
220 conveyance. Said parcel of land has an area of approximately 12 acres
221 and is identified as Lot 1 in Block 3 on town of Newtown Tax
222 Assessor's Map 37. The conveyance shall be subject to the approval of
223 the State Properties Review Board.

224 (b) The town of Newtown shall use said parcel of land for municipal
225 purposes. If the town of Newtown:

- 226 (1) Does not use said parcel for said purposes;
227 (2) Does not retain ownership of all of said parcel; or
228 (3) Leases all or any portion of said parcel,

229 the parcel shall revert to the state of Connecticut.

230 (c) The State Properties Review Board shall complete its review of
231 the conveyance of said parcel of land not later than thirty days after it

232 receives a proposed agreement from the Department of Agriculture.
233 The land shall remain under the care and control of said department
234 until a conveyance is made in accordance with the provisions of this
235 section. The State Treasurer shall execute and deliver any deed or
236 instrument necessary for a conveyance under this section, which deed
237 or instrument shall include provisions to carry out the purposes of
238 subsection (b) of this section. The Commissioner of Agriculture shall
239 have the sole responsibility for all other incidents of such conveyance.

240 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of
241 the general statutes, the Commissioner of Economic and Community
242 Development shall convey to the Nutmeg Housing Development
243 Corporation a parcel of land located in the town of Colchester, at a cost
244 equal to the administrative costs of making such conveyance. Said
245 parcel of land has an area of approximately 5.72 acres and is identified
246 as follows:

247 A certain tract or parcel of land situated in the Town of Colchester,
248 County of New London, State of Connecticut as shown on a plan
249 titled: "Boundary Plan, Property of Ann Rothstein, Route 85 and Old
250 Amston Road, Colchester, Connecticut, Scale: 1" = 40', Date: December
251 29, 1987, by DiCesare-Bentley Engineers, Inc., Groton, Connecticut",
252 and being more particularly bounded and described as follows:

253 Beginning at a Connecticut Highway Department monument at the
254 southwesterly corner of the herein described tract said monument
255 lying in the easterly highway line of Connecticut Route 85, said point
256 of beginning being further described as the northwesterly corner of
257 land now or formerly of Samuel Berkowitz:

258 Thence N 16° 03' 01" W by and along said easterly highway line of
259 Connecticut Route 85. 345.24 feet to a Connecticut Highway
260 Department monument:

261 Thence N 16° 00' 00" W by and along said easterly highway line of
262 Connecticut Route 85, 447.46 feet to a Connecticut Highway
263 Department monument, the northeasterly corner of the herein

264 described tract:

265 Thence N 73° 48' 12" E bounded northerly by land now or formerly
266 of the Estate of Michael Kennedy, 327.71 feet to the westerly street line
267 of Old Amston Road, the northeasterly corner of the herein described
268 tract:

269 Thence S 22° 25' 53" E by and along said westerly street line of Old
270 Amston Road, 271.11 feet to the beginning of a curve having a radius
271 of 402.76 feet and deflecting to the right:

272 Thence southerly by and along said westerly street line of Old
273 Amston Road along the arc of said curve, a distance of 143.99 feet
274 through a central angle of 20° 29' 03" to a point:

275 Thence S 01° 56' 50" E by and along said westerly street line of Old
276 Amston Road 208.45 feet to the beginning of a curve having a radius of
277 708.63 feet and deflecting to the right:

278 Thence southeasterly by and along said westerly street line of Old
279 Amston Road along the arc of said curve, a distance of 123.64 feet
280 through a central angle of 09° 59' 49" to a point on said curved westerly
281 street line, the southeasterly corner of the herein described tract:

282 Thence S 60° 19' 56" W bounded southerly by land now or formerly
283 of Samuel Berkowitz, 264.84 feet to the point and place of beginning.

284 The conveyance shall be subject to the approval of the State Properties
285 Review Board.

286 (b) The Nutmeg Housing Development Corporation shall use said
287 parcel of land for affordable housing purposes in accordance with the
288 provisions of section 8-214d of the general statutes. If the Nutmeg
289 Housing Development Corporation does not use said parcel for said
290 purposes, the parcel shall revert to the state of Connecticut.

291 (c) The State Properties Review Board shall complete its review of
292 the conveyance of said parcel of land not later than thirty days after it

293 receives a proposed agreement from the Department of Economic and
294 Community Development. The land shall remain under the care and
295 control of said department until a conveyance is made in accordance
296 with the provisions of this section. The State Treasurer shall execute
297 and deliver any deed or instrument necessary for a conveyance under
298 this section, which deed or instrument shall include provisions to carry
299 out the purposes of subsection (b) of this section. The Commissioner of
300 Economic and Community Development shall have the sole
301 responsibility for all other incidents of such conveyance.

302 Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of
303 the general statutes, the Commissioner of Agriculture shall convey to
304 the town of Newtown a parcel of land located in the town of
305 Newtown, at a cost equal to the administrative costs of making such
306 conveyance. Said parcel of land has an area of approximately 23.25
307 acres and is identified as Lot 1 in Block 5 on town of Newtown Tax
308 Assessor's Map 37. The conveyance shall be subject to the approval of
309 the State Properties Review Board.

310 (b) The town of Newtown shall use said parcel of land for open
311 space and recreational purposes. If the town of Newtown:

- 312 (1) Does not use said parcel for said purposes;
313 (2) Does not retain ownership of all of said parcel; or
314 (3) Leases all or any portion of said parcel,

315 the parcel shall revert to the state of Connecticut.

316 (c) The State Properties Review Board shall complete its review of
317 the conveyance of said parcel of land not later than thirty days after it
318 receives a proposed agreement from the Department of Agriculture.
319 The land shall remain under the care and control of said department
320 until a conveyance is made in accordance with the provisions of this
321 section. The State Treasurer shall execute and deliver any deed or
322 instrument necessary for a conveyance under this section, which deed
323 or instrument shall include provisions to carry out the purposes of
324 subsection (b) of this section. The Commissioner of Agriculture shall

325 have the sole responsibility for all other incidents of such conveyance.

326 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of
327 the general statutes, the Commissioner of Environmental Protection
328 shall convey to the town of Farmington a parcel of land located in the
329 town of Farmington, at a cost equal to the administrative costs of
330 making such conveyance. Said parcel of land has an area of
331 approximately 290 acres and is identified as the parcel of land
332 described as "First Parcel" in a Quit Claim deed from the City of
333 Hartford, which is dated June 30, 1965, and recorded on the
334 Farmington Land Records in Volume 174, Page 494. The conveyance
335 shall be subject to the approval of the State Properties Review Board.

336 (b) The town of Farmington shall use said parcel of land for open
337 space purposes. If the town of Farmington:

- 338 (1) Does not use said parcel for said purposes;
339 (2) Does not retain ownership of all of said parcel; or
340 (3) Leases all or any portion of said parcel,

341 the parcel shall revert to the state of Connecticut.

342 (c) The State Properties Review Board shall complete its review of
343 the conveyance of said parcel of land not later than thirty days after it
344 receives a proposed agreement from the Department of Environmental
345 Protection. The land shall remain under the care and control of said
346 department until a conveyance is made in accordance with the
347 provisions of this section. The State Treasurer shall execute and deliver
348 any deed or instrument necessary for a conveyance under this section,
349 which deed or instrument shall include provisions to carry out the
350 purposes of subsection (b) of this section. The Commissioner of
351 Environmental Protection shall have the sole responsibility for all other
352 incidents of such conveyance.

353 Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of
354 the general statutes, the Commissioner of Environmental Protection
355 shall convey to the town of Farmington a parcel of land located in the

356 town of Farmington, at a cost equal to the administrative costs of
357 making such conveyance. Said parcel of land has an area of
358 approximately 8.54 acres, is identified as the property located at 124
359 Scott Swamp Road and is further identified as Lot 12 on town of
360 Farmington Tax Assessor's Map 138. The conveyance shall be subject
361 to the approval of the State Properties Review Board.

362 (b) The town of Farmington shall use said parcel of land for open
363 space and municipal purposes. If the town of Farmington:

- 364 (1) Does not use said parcel for said purposes;
365 (2) Does not retain ownership of all of said parcel; or
366 (3) Leases all or any portion of said parcel,

367 the parcel shall revert to the state of Connecticut.

368 (c) The State Properties Review Board shall complete its review of
369 the conveyance of said parcel of land not later than thirty days after it
370 receives a proposed agreement from the Department of Environmental
371 Protection. The land shall remain under the care and control of said
372 department until a conveyance is made in accordance with the
373 provisions of this section. The State Treasurer shall execute and deliver
374 any deed or instrument necessary for a conveyance under this section,
375 which deed or instrument shall include provisions to carry out the
376 purposes of subsection (b) of this section. The Commissioner of
377 Environmental Protection shall have the sole responsibility for all other
378 incidents of such conveyance.

379 Sec. 17. (*Effective from passage*) (a) Notwithstanding any provision of
380 the general statutes, the Commissioner of Environmental Protection
381 shall convey to the town of Farmington a parcel of land located in the
382 town of Farmington, at a cost equal to the administrative costs of
383 making such conveyance. Said parcel of land has an area of
384 approximately 30.2 acres, is located on Fienemann Road and is
385 identified as Lot 1 on town of Farmington Tax Assessor's Map 143. The
386 conveyance shall be subject to the approval of the State Properties
387 Review Board.

388 (b) The town of Farmington shall use said parcel of land for open
389 space purposes. If the town of Farmington:

- 390 (1) Does not use said parcel for said purposes;
391 (2) Does not retain ownership of all of said parcel; or
392 (3) Leases all or any portion of said parcel,

393 the parcel shall revert to the state of Connecticut.

394 (c) The State Properties Review Board shall complete its review of
395 the conveyance of said parcel of land not later than thirty days after it
396 receives a proposed agreement from the Department of Environmental
397 Protection. The land shall remain under the care and control of said
398 department until a conveyance is made in accordance with the
399 provisions of this section. The State Treasurer shall execute and deliver
400 any deed or instrument necessary for a conveyance under this section,
401 which deed or instrument shall include provisions to carry out the
402 purposes of subsection (b) of this section. The Commissioner of
403 Environmental Protection shall have the sole responsibility for all other
404 incidents of such conveyance.

405 Sec. 18. (*Effective from passage*) (a) Notwithstanding any provision of
406 the general statutes, the Commissioner of Environmental Protection
407 shall convey to the town of Farmington a parcel of land located in the
408 town of Farmington, at a cost equal to the administrative costs of
409 making such conveyance. Said parcel of land has an area of
410 approximately 37.83 acres, is located on Settlement Road and is
411 identified as Lot 4 on town of Farmington Tax Assessor's Map 159. The
412 conveyance shall be subject to the approval of the State Properties
413 Review Board.

414 (b) The town of Farmington shall use said parcel of land for open
415 space purposes. If the town of Farmington:

- 416 (1) Does not use said parcel for said purposes;
417 (2) Does not retain ownership of all of said parcel; or
418 (3) Leases all or any portion of said parcel,

419 the parcel shall revert to the state of Connecticut.

420 (c) The State Properties Review Board shall complete its review of
421 the conveyance of said parcel of land not later than thirty days after it
422 receives a proposed agreement from the Department of Environmental
423 Protection. The land shall remain under the care and control of said
424 department until a conveyance is made in accordance with the
425 provisions of this section. The State Treasurer shall execute and deliver
426 any deed or instrument necessary for a conveyance under this section,
427 which deed or instrument shall include provisions to carry out the
428 purposes of subsection (b) of this section. The Commissioner of
429 Environmental Protection shall have the sole responsibility for all other
430 incidents of such conveyance.

431 Sec. 19. (*Effective from passage*) (a) Notwithstanding any provision of
432 the general statutes, the Commissioner of Transportation shall convey
433 to the town of Farmington a parcel of land located in the town of
434 Farmington, at a cost equal to the administrative costs of making such
435 conveyance. Said parcel of land has an area of approximately 5 acres, is
436 located on Shady Lane and is identified as Lot 6A on town of
437 Farmington Tax Assessor's Map 83. The conveyance shall be subject to
438 the approval of the State Properties Review Board.

439 (b) The town of Farmington shall use said parcel of land for open
440 space purposes. If the town of Farmington:

- 441 (1) Does not use said parcel for said purposes;
442 (2) Does not retain ownership of all of said parcel; or
443 (3) Leases all or any portion of said parcel,

444 the parcel shall revert to the state of Connecticut.

445 (c) The State Properties Review Board shall complete its review of
446 the conveyance of said parcel of land not later than thirty days after it
447 receives a proposed agreement from the Department of
448 Transportation. The land shall remain under the care and control of
449 said department until a conveyance is made in accordance with the

450 provisions of this section. The State Treasurer shall execute and deliver
451 any deed or instrument necessary for a conveyance under this section,
452 which deed or instrument shall include provisions to carry out the
453 purposes of subsection (b) of this section. The Commissioner of
454 Transportation shall have the sole responsibility for all other incidents
455 of such conveyance.

456 Sec. 20. (*Effective from passage*) (a) Notwithstanding any provision of
457 the general statutes, the Commissioner of Transportation shall convey
458 to the town of Trumbull a parcel of land located in the town of
459 Trumbull, at a cost equal to the administrative costs of making such
460 conveyance. Said parcel of land has an area of approximately 14,190
461 square feet and is identified as the parcel of land designated by the
462 Department of Transportation as File No. 144-173-21A. The
463 conveyance shall be subject to the approval of the State Properties
464 Review Board.

465 (b) The town of Trumbull shall use said parcel of land for open
466 space purposes. If the town of Trumbull:

- 467 (1) Does not use said parcel for said purposes;
468 (2) Does not retain ownership of all of said parcel; or
469 (3) Leases all or any portion of said parcel,

470 the parcel shall revert to the state of Connecticut.

471 (c) The State Properties Review Board shall complete its review of
472 the conveyance of said parcel of land not later than thirty days after it
473 receives a proposed agreement from the Department of
474 Transportation. The land shall remain under the care and control of
475 said department until a conveyance is made in accordance with the
476 provisions of this section. The State Treasurer shall execute and deliver
477 any deed or instrument necessary for a conveyance under this section,
478 which deed or instrument shall include provisions to carry out the
479 purposes of subsection (b) of this section. The Commissioner of
480 Transportation shall have the sole responsibility for all other incidents
481 of such conveyance.

482 Sec. 21. Subsection (a) of section 9 of public act 00-168 is repealed
483 and the following is substituted in lieu thereof (*Effective from passage*):

484 (a) Notwithstanding any provision of the general statutes, the
485 Commissioner of Agriculture shall convey the Noank Aquaculture-
486 Marine Laboratory, and the parcel of land on which it is located, to the
487 town of Groton, at a cost equal to the administrative costs of making
488 such conveyance. Said parcel of land has an area of approximately 0.97
489 acre and is [further identified as the same premises described in a deed
490 from Edward E. Chapin to the state of Connecticut, dated May 23,
491 1962, and recorded in the town of Groton land records at Volume 195,
492 Pages 430 and 431] bounded and described as follows:

493 Commencing at an angle point in the southerly line of land now or
494 formerly of Deborah E. Sundberg, said point being located 44 feet
495 more or less easterly of the easterly street line of Riverview Avenue
496 and 3 feet more or less westerly of the southwesterly corner of land
497 now or formerly of the state of Connecticut, said point being marked
498 by a #5 rebar with a yellow plastic cap stamped "Dicesare-Bentley,
499 Eng.", and shown as point of commencement on a plan titled "Property
500 Survey and Compilation Map to Accompany Boundary Line
501 Agreement Property of Nine Riverview Company, Inc., and State of
502 Connecticut Riverview Avenue Noank-Groton, Connecticut, scale
503 1"=20', Date: December 31, 1996, DWG. No. 96-148.01, sheet 1 of 1,
504 revised 7-30-97, revised 3-11-98" by Dicesare-Bentley Engineers, Inc.,
505 100 Fort Hill Road, Groton, Connecticut (860) 448-0400, said plan being
506 made part of this description by reference herein;

507 Thence running S 74° 55' 18" E bounded southerly by land now or
508 formerly of Nine Riverview Company, Inc., and bounded northerly in
509 part by land now or formerly of Deborah E. Sundberg and in part by
510 land now or formerly of the state of Connecticut for a distance of 64.36
511 feet to an eye bolt with ring;

512 Thence continuing S 74° 55' 18" E bounded northerly by land now or
513 formerly of the State of Connecticut and southerly by land now or
514 formerly of Nine Riverview Company, Inc., for a distance of 28.17 feet

515 to a merestone, said merestone being set 10 feet southerly as measured
516 perpendicular from the southerly face of the existing building located
517 on land now or formerly of the state of Connecticut;

518 Thence running S 14° 55' 18" E on a course parallel with and 10 feet
519 distant from the above described southerly face of said existing
520 building along the line shown as "agreed boundary line" on said plan
521 for a distance of 100 feet more or less to the mean high water line of the
522 Mystic River;

523 Thence running S 14° 55' 18" E on a course parallel with and 10 feet
524 distant from the above described southerly face of said existing
525 building along the line shown as "agreed riparian line" on said plan
526 from the mean high water line of the Mystic River to the centerline of
527 the navigation channel in said Mystic River, situated in the town of
528 Groton, county of New London, and state of Connecticut.

529 The conveyance shall be subject to the approval of the State Properties
530 Review Board.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>
Sec. 3	<i>from passage</i>
Sec. 4	<i>from passage</i>
Sec. 5	<i>from passage</i>
Sec. 6	<i>from passage</i>
Sec. 7	<i>from passage</i>
Sec. 8	<i>from passage</i>
Sec. 9	<i>from passage</i>
Sec. 10	<i>from passage</i>
Sec. 11	<i>from passage</i>
Sec. 12	<i>from passage</i>
Sec. 13	<i>from passage</i>
Sec. 14	<i>from passage</i>
Sec. 15	<i>from passage</i>
Sec. 16	<i>from passage</i>
Sec. 17	<i>from passage</i>

Sec. 18	<i>from passage</i>
Sec. 19	<i>from passage</i>
Sec. 20	<i>from passage</i>
Sec. 21	<i>from passage</i>

GAE *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 05 \$	FY 06 \$
Commission on Arts, Tourism, Culture, History and Film; Department of Agriculture; Department of Economic & Community Development; Department of Environmental Protection; Motor Vehicle Dept. Transportation, Dept.	GF - Loss of Asset Value	More than \$4.1 million	None
Transportation, Dept.	TF - Loss of Asset Value	More than \$1.3 million	None
Transportation, Dept.	TF - Revenue Gain	Indeterminate	None
Treasurer; Prop. Review Bd.	GF - Cost	Minimal	None
Reimb. to Towns for Tax Loss on State Property	GF - Savings	Minimal	Minimal
Commission on Arts, Tourism, Culture, History and Film	GF - Savings	See Below	See Below
Commission on Arts, Tourism, Culture, History and Film	GF - Cost	See Below	See Below
Commission on Arts, Tourism, Culture, History and Film	GF - Loss of Asset Value	See Below	None

Note: GF=General Fund; TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 05 \$	FY 06 \$
Various Municipalities	Gain of Asset Value	More than \$5.5 million	None
Various Municipalities	Revenue Loss	Minimal	Minimal
Various Municipalities	Revenue Gain	Potential	Potential

Explanation

State Impact

The state impact is: (1) a loss of asset value to the General Fund of more than \$4.1 million; (2) a loss of asset value to the Transportation

Fund of more than \$1.3 million; (3) a minimal cost for making the conveyances (less than \$1,000 each); and (4) a revenue gain to the Transportation Fund beginning in FY 05 for the sale of property to landowners abutting the Rte. 7 right of way (Section 8), however the amount cannot be determined because the bill does not specify the property that would be sold. There is also a minimal saving to the state for payments-in-lieu-of-taxes (PILOT) to the degree that these properties are eligible for PILOT (property and buildings located in a highway right-of-way are not eligible for PILOT.) These conveyances also represent a potential revenue loss to the state to the extent that the state could have sold or leased the properties at fair market value.

The conveyances are subject to the review and approval of the State Properties Review Board (SPRB). The SPRB is required to review each conveyance within 30 days. Deeds or any other instruments necessary for the conveyances must be executed and delivered by the State Treasurer. These requirements are part of the respective agencies normal operations and can be accomplished with existing staff and resources.

Transferring ownership of the Old Newgate Prison and Viets Tavern to Old-Newgate Prison and Copper Mine, Inc will result in an operating cost saving to the Commission on Arts, Tourism, Culture, Tourism, History and Film (CATCHF), which currently runs the museum at the site. The estimated current year expenditure is \$25,000 - \$40,000, which represents partial funding because the museum will not be not open for 12 months in FY 04. The expenditures for FY 03 were approximately \$90,000. The estimated budget for FY 05 is estimated at over \$50,000.

It should also be noted that there is a storage facility on the property that houses books, archives and records for the Historical Division of CATCHF. A replacement for this facility would need to be provided, with an estimated cost of \$10,000 per year.

The Office of Policy and Management can handle the feasibility study in Meriden within normal budgetary resources.

Municipal Impact

The municipal impact is: (1) a gain of asset value of more than \$5.5 million to certain municipalities; (2) a minimal revenue loss for PILOT payments to the degree that the parcels are eligible for PILOT; and (3) a potential revenue gain to various municipalities for those properties that are used for economic development purposes and become fully taxable.

Further Explanation

The tables below summarize each section of the bill. Table 1 summarizes property conveyances and shows the fiscal impact of each. The parcels must be used for the purposes specified in the bill (labeled “Use Restriction”) or the property will revert to the state. Table 2 summarizes adjustments in the conditions of prior land conveyances, which has minimal fiscal impact. Table 3 summarizes other provisions of the bill and shows the fiscal impact of each.

Table 1: Property Conveyances

Sec.	From	To/Location	Acres	Value	Use Restriction
1	CATCHF	Old-Newgate Prison and Copper Mine, Inc/East Granby	18.11 26.5	\$356,679 \$521,921	Historical, educational & recreational
3	DOT	Town of Plainfield	139.2	\$98,000	Open space & passive recreation
4	DMV	City of New Britain	1.22	\$550,425	Economic development
5	DECD	Human Resources Agency of New Britain, Inc	.32	\$17,800	Medical or open space
6	DOT	Town of Old Saybrook	2.9 8.2	\$78,378 \$221,622	Open space & recreation
7	DOT	Town of New Canaan	6.78	\$675,000	Open space
8	DOT	Landowners abutting Rte. 7 right-of-way/ Wilton	-	N/A	-
9	DEP	Town of Voluntown	15.24	\$37,000	Education
12	DOAg	Town of Newtown	12	\$247,600	Municipal purposes

Table 1: Property Conveyances

Sec.	From	To/Location	Acres	Value	Use Restriction
13	DECD	Nutmeg Housing Development Corp./Colchester	5.72	\$240,000	Affordable housing
14	DOAg	Town of Newtown	23.25	\$490,000	Open space & recreation
15	DEP	Town of Farmington	290	\$580,463	Open space
16	DEP	Town of Farmington	8.54	\$340,000	Open space & municipal purposes
17	DEP	Town of Farmington	30.2	\$60,000	Open space
18	DEP	Town of Farmington	37.83	\$750,000	Open space
19	DOT	Town of Farmington	5	\$200,000	Open space
20	DOT	Town of Trumbull	14,190 sq ft	\$75,000	Open space
General Fund Total \$4,191,888					
Transportation Fund Total \$1,348,000					

Table 2: Changes in Prior Conveyances

Sec.	From	To/Location	Reference	Language Change
10	DOT	City of Norwalk	PA 00-168, Sec 6	Release of land use restriction
21	DOAg	Town of Groton	PA 00-168, Sec 9(a)	Parcel boundaries are redefined

Table 3: Other Provisions

Sec.	From	To/Location	Purpose	Fiscal Impact
2	CATCHF	Old-Newgate Prison and Copper Mine, Inc/East Granby	Transfer personal property at Old-Newgate Prison and Copper Mine site	Loss of asset value ¹
11	OPM, DMR, DPS, DPW	Town of Meriden	Feasibility study of property transfer	None

¹ The value of the personal property associated with the museum at the Old Newgate Prison and Copper Mine site cannot be determined because of its historical nature.

OLR Bill Analysis

sHB-5648

***AN ACT CONCERNING THE CONVEYANCE OF CERTAIN
PARCELS OF STATE LAND.***

SUMMARY:

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 14 Nay 2